

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

108/1298 GLEN HUNTLY ROAD CARNEGIE VIC 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,500

Property type

Unit

Suburb

Carnegie

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

| | | |
|---|-----------|-----------|
| 105/1298 GLEN HUNTLY ROAD CARNEGIE VIC 3163 | \$450,000 | 22-Mar-25 |
| 106/1298 GLEN HUNTLY ROAD CARNEGIE VIC 3163 | \$465,000 | 05-May-25 |
| | | |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 07 July 2025



**105/1298 GLEN HUNTLY ROAD
CARNEGIE VIC 3163**

2 1 1

Sold Price **\$450,000** Sold Date **22-Mar-25**

Distance **0km**



**106/1298 GLEN HUNTLY ROAD
CARNEGIE VIC 3163**

2 1 1

Sold Price **\$465,000** Sold Date **05-May-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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